

**AP MORGAN**



**Wellington Road, Bromsgrove, Worcestershire**  
Offers Over £300,000

**Features:**

- Beautifully presented two bedroom bungalow
- Long lease of approx 996 years
- Family bathroom & en-suite to master
- Impressive open plan lounge dining room with vaulted ceiling
- Stylish re-fitted shaker kitchen
- Recently re-fitted modern double glazing
- Private low maintenance rear garden
- Parking for two cars & EV charging point
- Garage and store rooms to the rear

**Description:**

Offered with NO ONWARD CHAIN.

An excellent opportunity to purchase this truly unique and beautifully presented two double bedroom bungalow apartment, offered with a two-car driveway and garage to the rear, and occupying a prestigious, highly sought-after location in Aston Fields, Bromsgrove.

The attractive property is set back from the road via a private driveway with two allocated parking bays, an electric vehicle charge point, leading to the garage and two store rooms at the rear, both benefitting from fitted power and lighting. The main entrance is positioned to the side of the property.

The bungalow has been thoughtfully improved by the current owners, including a recently fitted kitchen, as well as new windows and doors throughout.

The welcoming interior briefly comprises: an entrance hallway with access to a generous utility store cupboard; an impressive open-plan lounge/dining room with a striking vaulted ceiling, enhancing the sense of space and light. This area seamlessly connects to the newly re-fitted Shaker-style kitchen, which offers an attractive range of wall and base units and includes a selection of integrated appliances such as a dishwasher, washing machine, Quooker boiling water tap, double oven, and induction hob.

The accommodation continues with a substantial master bedroom suite, complete with its own modern en-suite shower room and built-in store cupboard, a second spacious double bedroom, and a contemporary family bathroom with a shower over the bath.

Two sets of French doors open from the main living space out to a private, low-maintenance rear garden, laid to gravel with timber



fenced boundaries and a side access gate leading to the parking area and garage at the rear.

This property presents an exceptional opportunity to acquire a stylish, modern home within one of Bromsgrove's most desirable locations.

We have been advised that the property is sold on a leasehold basis, with a long lease of approximately 996 years remaining, monthly service charge of approximately £150.00 and the added benefit of owning a 25% share of the freehold.

Aston Fields is one of the most desirable areas in Bromsgrove, offering a perfect balance of convenience and community. The area is well-known for its excellent local amenities including independent cafés, pubs, and shops, as well as its proximity to highly regarded schools. Bromsgrove Train Station is just a short walk away, providing direct links to Birmingham and Worcester, making this an ideal location for commuters. With easy access to the M5 and M42 motorways, as well as scenic countryside close by, Aston Fields offers a fantastic lifestyle for professionals and downsizers alike.

**Details:**

**Entrance Hall**

**Lounge/Dining Room** 7.19 x 5.87 Both max

**Kitchen Area** 4.47 x 2.29

**Master Bedroom** 4.96 x 4.69 Both max

**Ensuite** 4.27 x 2.25 Both max

**Bedroom Two** 4.09 x 2.38 Both max

**Bathroom** 1.81 x 2.21

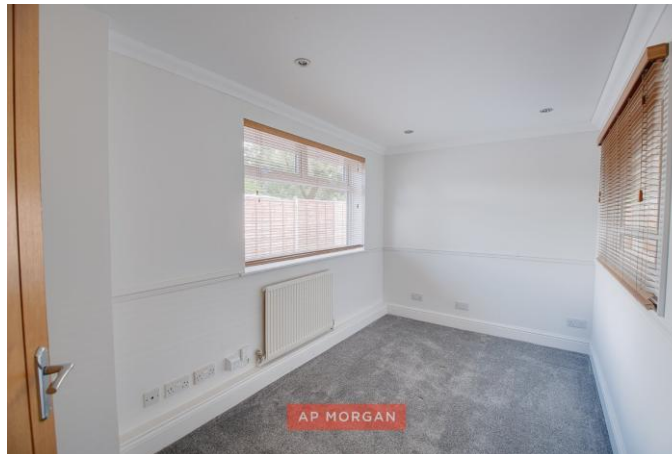
**Garage** 4.83 x 2.37

**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information:

[www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before

viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we

can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the

buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive

on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have

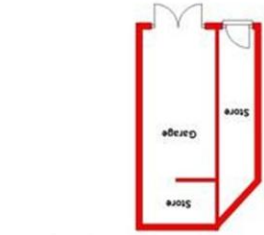
partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a

property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges

cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to

be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



Total area approx. 124.1 sq metres (1335.6 sq feet)



This is a 2D floor plan of the property. It does not show the actual layout of the property. It is intended to give a general impression of the layout and is not to be used as a basis for any legal proceedings. The plan is not to scale and is not intended to be used as a basis for any legal proceedings. The plan is not to scale and is not intended to be used as a basis for any legal proceedings.

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